



DOLLIS PARK, FINCHLEY, LONDON, N3
£1,195,000 FREEHOLD

**A WELL-PRESENTED PERIOD STYLE FAMILY
 HOME WITH PLANNING PERMISSION
 GRANTED TO EXPAND FURTHER**

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DESCRIPTION:

We are pleased to offer this wonderful family home set in a highly sought-after location within close proximity to all the shops, cafes, restaurants and transport links that the area has to offer. It is also on the doorstep of some High Ofsted Rated schools, places of worship and recreational parkland, such as Dollis Greenwalk and The Brook. This semi-detached house is oozing with character and charm throughout and comprises front reception room, fully fitted eat-in kitchen leading to a utility room, downstairs cloakroom, dining room overlooking a private rear garden, four double bedrooms and a modern fitted family bathroom. Further benefits include planning permission granted for a ground floor rear and side extension, potential to extend into the loft to create further bedrooms (stpp) and off street parking. An internal viewing highly recommended!

COUNCIL TAX:

Band G - £2834.98 per annum

AT A GLANCE

- Period style semi-detached family home
- Ideal location for transport links, schools & amenities
- Eat-in kitchen
- Two reception rooms
- Four double bedrooms
- Planning permission granted for ground floor extension
- Off street parking





Dollis Park, N3
Approx. Gross Internal Floor Area 1834 sq. ft / 170.40 sq. m
(Excluding Shed)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		